048.0	0007	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	924,700 /	924,700
USE VALUE:	924,700 /	924,700
ASSESSED:	924,700 /	924,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PARALLEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERRY JAAN T/ TRUSTEE
Owner 2:	JAAN T TERRY REVOCABLE TRUST
Owner 3:	
Street 1:	7 PARALLEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TERRY JAAN T -
Owner 2:	-
Street 1:	7 PARALLEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,177 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Wood Shingle Exterior and 2286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11177.000	320,500		604,200	924,700
Total Card	0.257	320,500		604,200	924,700
Total Parcel	0.257	320,500		604,200	924,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.44 | /Parcel: 404.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34518
GIS Ref	
GIS Ref	
Insp Date	04/02/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0007-0002.A

!4111!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,500	0	11,177.	604,200	924,700	924,700	Year End Roll	12/18/2019
2019	101	FV	250,900	0	11,177.	642,000	892,900	892,900	Year End Roll	1/3/2019
2018	101	FV	250,900	0	11,177.	468,300	719,200	719,200	Year End Roll	12/20/2017
2017	101	FV	250,900	0	11,177.	407,900	658,800	658,800	Year End Roll	1/3/2017
2016	101	FV	250,900	0	11,177.	347,400	598,300	598,300	Year End	1/4/2016
2015	101	FV	236,400	0	11,177.	339,900	576,300	576,300	Year End Roll	12/11/2014
2014	101	FV	236,400	0	11,177.	279,500	515,900	515,900	Year End Roll	12/16/2013
2013	101	FV	236,400	0	11,177.	265,900	502,300	502,300		12/13/2012

PRINT

Date	Time
12/10/20	19:11:10

LAST REV

Date	Time
02/25/20	10:00:17

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4111

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRY JAAN T,	73565-168	1	10/31/2019	Convenience	1	No	No		
	13074-344		10/13/1976			No	No		Richard J Terry - DOD: 01/06/2018 BK: 73565

USER DEFINED

Prior Id # 1:	34518
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2009	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	276	PATRIOT
3/4/2000	Measured	263	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11177		Sq. Ft.	Site		0	80.	0.68	1									604,247						604,200	

Total AC/HA:	0.25659	Total SF/SM:	11177	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	604,247	Spl Credit		Total: 604,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	NATURAL
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12662268
Const Adj.:	0.99989998
Adj $ / SQ:	146.446
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464420
Depreciation:	143970
Depreciated Total:	320450

COMMENTS

FP/NON FUNCT NO FLUE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

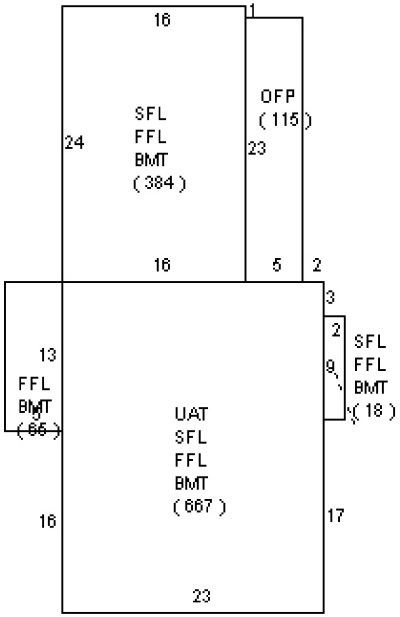
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.45
Special Features:	0	Val/Su Net:	88.56
Final Total:	320500	Val/Su SzAd	145.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,134	43.930	49,821
FFL	First Floor	1,134	146.450	166,070
SFL	Second Floor	1,069	146.450	156,551
UAT	Upper Attic	167	80.550	13,431
OFP	Open Porch	115	30.840	3,547

Net Sketched Area:	3,619			Total:	389,420
Size Ad	2203	Gross Are	4119	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: